



Officer Report

Application Number:	HGY/2026/2025
Application Type:	Full planning permission
Address:	4 Eastbourne Road, Tottenham, London, N15 6NT
Proposal:	Replace all existing windows throughout the property with new double-glazed uPVC windows. Change the existing timber main entrance door to the property with a new updated double-glazed composite door.
Case Officer:	Josh Parker
Valid Date:	27/07/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local Representations

- No representations were received from neighbouring occupiers, local groups or other interested parties in response to the notification and publicity of the application.

2. Planning Assessment

The application site comprises a two-storey residential building. The site is not located within a Conservation Area. The planning history relating to the site has been reviewed and taken into account in the assessment of this application.

The proposal has been assessed against Policy DM12 (Housing Design and Quality) of the Haringey Development Management DPD (2017), which seeks to ensure that alterations to existing residential buildings are of a high-quality, site-specific and sensitive design that respects the architectural character and detailing of the original building. Policy DM1 (Delivering High Quality Design) is also relevant and requires development proposals to respond positively to their locality and surroundings.

The application seeks planning permission for the replacement of the existing original single-glazed timber sash windows with uPVC windows and the replacement of the existing timber entrance door with a new double-glazed composite door. The submitted details indicate that the replacement windows would alter both the material and opening mechanism of the existing windows, changing from vertically sliding sash windows to tilt-and-turn casement units.

It is noted that many properties within the road and wider surrounding area have replaced their original timber windows with uPVC units. As such, the use of uPVC windows has become an established and recognisable feature of the local streetscene and now forms part of the prevailing

character of the area. In this context, the Local Planning Authority does not consider that an objection to the use of uPVC as a material could reasonably be sustained.

The proposed windows would also provide improved thermal performance, enhanced energy efficiency and better acoustic insulation. These benefits are material considerations and are consistent with wider sustainability objectives, including Haringey's Climate Change Action Plan and the Council's commitment to improving the environmental performance of existing housing stock.

Whilst the principle of replacing the existing windows with uPVC units is considered acceptable, the Local Planning Authority considers that a sliding sash design would better replicate the appearance, proportions and detailing of the original windows and would therefore better preserve the architectural character of the building. In this regard, an informative will be attached to any decision notice encouraging the applicant to install uPVC sliding sash windows in place of the proposed casement design.

The proposal also includes the replacement of the existing timber entrance door with a new double-glazed composite door. The proposed door is broadly similar in appearance to the existing door and would not adversely affect the character or appearance of the property. Accordingly, no objection is raised to this element of the proposal.

On balance, having regard to the character of the surrounding area and the widespread presence of uPVC replacement windows within the road, the proposal is not considered to result in unacceptable harm to the character and appearance of the host building or the wider streetscene. Furthermore, the proposal would not give rise to any adverse impacts on the residential amenity of neighbouring occupiers.

Accordingly, the development is considered to accord with Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and is therefore acceptable.

3. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans and drawings listed in this decision notice, unless otherwise agreed by this permission.

Approved plans: Location Plan, 12235-PR-ER_04-ZZ-DR-A-401, 12235-PR-ER_04-ZZ-DR-A-201

Notwithstanding the approved drawings, the windows to the front elevation may

alternatively be installed as uPVC vertically sliding sash windows in place of the approved uPVC casement windows, as referenced in the informative below.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance of the development, and in the interests of proper planning.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.